

C14
/

SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0122.0A

Z & P DATE: November 16, 2010

SUBDIVISION NAME: TRIANGLE TRACT 2

AREA: 3.681 Acres

LOTS: (2)

APPLICANT: Prevarian Austin Rehab, LP
(Allan Brown)

AGENT: Bury & Partners, Inc.
(Jonathan Neslund)

ADDRESS OF SUBDIVISION: 900 ½ W. 45th Street

GRIDS: MJ26

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full Purpose

EXISTING ZONING: UNZ

PROPOSED LAND USE: Rehab Hospital

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for disapproval of the final without preliminary plan. The subdivision is composed of (2) lots on 3.681 acres. COA will provide water service and wastewater service as well as electric service.

STAFF RECOMMENDATION:

The staff recommends disapproval of the final without preliminary plan. The plat does not meet all applicable State and City of Austin LDC requirements. Staff will continue to work with the applicant to ensure compliance.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER:

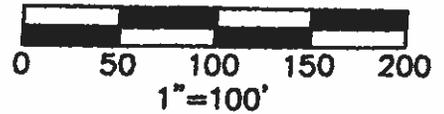
PHONE:

THOSE INDICATED, FOR THE
OVERHEAD AND UNDERGROUND ELECTRIC
ARE REQUIRED TO PROVIDE ELECTRIC SERVICE
SO AS TO CAUSE THE SITE TO BE OUT OF
OF AUSTIN LAND DEVELOPMENT CODE.



RELATION OF TEMPORARY EROSION CONTROL,
ELECTRIC UTILITY WORK REQUIRED TO PROVIDE

BE AT THE LAND OWNER/DEVELOPERS



AQUIFER RECHARGE ZONE.

ANGLE FAMILY ON ANY LOT IN THIS SUBDIVISION,
D FROM THE CITY OF AUSTIN.

ASSUMES NO OBLIGATION TO CONSTRUCT ANY
DIVISION. ANY SUBDIVISION INFRASTRUCTURE
IN THIS SUBDIVISION IS THE RESPONSIBILITY OF
LOTS. FAILURE TO CONSTRUCT ANY REQUIRED
JUST CAUSE FOR THE CITY TO DENY
ITS INCLUDING BUILDING PERMITS, SITE PLAN
CY. EROSION/SEDIMENTATION CONTROLS ARE
RSUANT TO THE CITY OF AUSTIN LAND
HE ENVIRONMENTAL CRITERIA MANUAL.

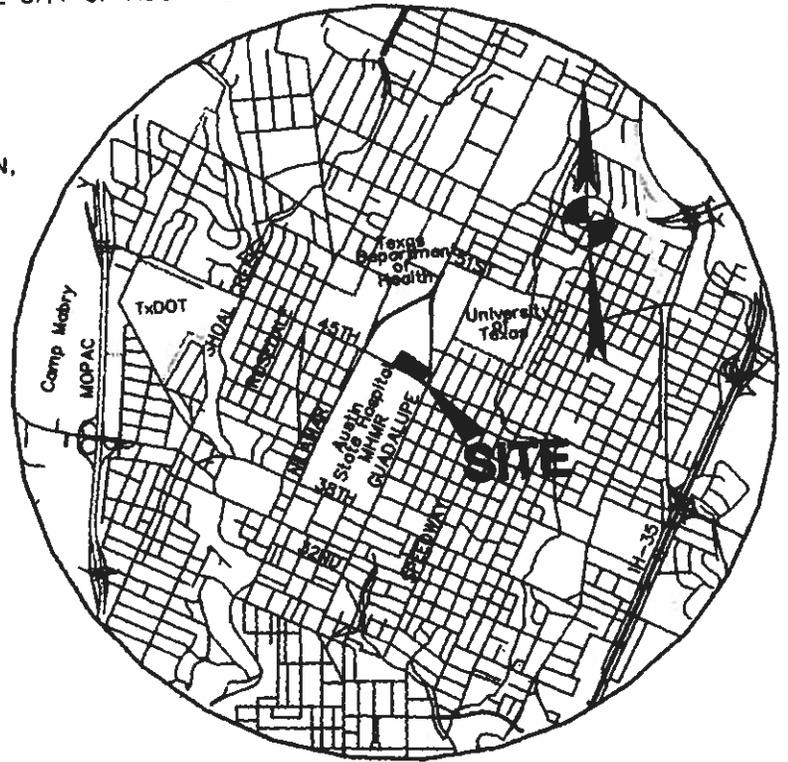
ALL DEVELOPMENT WITH IMPERVIOUS COVER IN
CH LOT PURSUANT TO THE CITY OF AUSTIN
AND 25-8-214.

ER WATERSHED WHICH IS CLASSIFIED AS AN
AS REQUIRED IN CHAPTER 25-2, CHAPTER
OPMENT CODE.

RES INCLUDING BUILDINGS, SHEDS, POOLS,
IN A CRITICAL ENVIRONMENTAL BUFFER ZONE
PLICABLE, OF THE CITY OF AUSTIN LAND

I THIS SITE.

YEAR FLOODPLAIN,
GEMENT AGENCY,
IN COMMUNITY
2008 FOR



VICINITY MAP
N.T.S.

LEGEND

1/2" IRON ROD FOUND

ZAP

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